

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 1, 2023 - 1:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

0.	22-2634 LC	1013 Avenue G	Martin C McCabe IV	Peggy Arraiz
----	------------	---------------	--------------------	--------------

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	23-1937 STR	2400 S Ocean Dr, Unit V1113	EDWARD J KLEM (TR) MARY A KLEM (TR)	Heather Debevec
----	-------------	-----------------------------	--	-----------------

2.	23-2599PK	Jaycee Park	Ingrid Doctsch Jorge Doctsch	Michael Rabenecker
----	-----------	-------------	---------------------------------	--------------------

3.	23-1934 STR	2400 S Ocean Dr, Unit 7223	DESI ALEXANDER DELGADO PATRICIA E DELGADO	Heather Debevec
----	-------------	----------------------------	---	-----------------

4.	23-2363 CE	112 Gardenia Avenue	Mark Paulick	Heather Debevec
----	------------	---------------------	--------------	-----------------

5.	23- 2374CE	210 Gardenia Avenue	HEILBERTO G MARTINEZ	Heather Debevec
----	------------	---------------------	----------------------	-----------------

6.	23-1994STR	2400 S Ocean Dr, Unit 5321	VERONICA LEAL	Heather Debevec
----	------------	----------------------------	---------------	-----------------

7.	23-1784PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
----	-----------	-----------------------	-------------------	--------------------

8.	23-1786PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
----	-----------	-----------------------	-------------------	--------------------

9.	23-1785PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
10.	23-1963 STR	2400 S Ocean Dr, Unit V728	MEGAN KULLUK	Heather Debevec
11.	23- 2244CE	1506 Thumb Point Drive	DANIEL B LONGMAN VALENTINA M LONGMAN	Heather Debevec
12.	23-2373 CE	211 Gardenia Avenue	MICHAEL MIKUS	Heather Debevec
13.	23-2353 BTR	2425 Mohawk Avenue	BROWN AUTO BODY & PAINT INC	Heather Debevec
14.	23-1987 CE	901 S US Highway 1	Johnny King Paul Jean Claude Paul	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	23-2158PK	1600 Blk Binney Drive	Susan Blaszyk	Michael Rabenecker
B.	23-2688 PK	Gulfstream Beach Access	William McCarthy	Michael Rabenecker
C.	23-2713PK	100 Blk Marina Way	Mary Ellen Schauber, Edward Stegemeier	Michael Rabenecker
D.	23-1743PK	South Causeway Park	Cynthia Fontae Aranaha	Charmaine Kirkland
E.	23-1783PK	000 N 5th Street	Wyatt Lee Rhodes	Charmaine Kirkland
F.	23-2386 PK	102 North Indian River Drive	EAN HOLDINGS, LLC	Charmaine Kirkland
G.	23-2251 CT	124 Wisteria Avenue	Alberto Granados	Heather Debevec

5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-1505 STR	2400 S Ocean Drive 2221	PERLA RUIZ VALERIE A RUIZ	Heather Debevec
B.	23-1935 STR	2400 S Ocean Dr, Unit 3321	ANDREW DAVID LONABAUGH	Heather Debevec

C.	23-1992 STR	2400 S Ocean Dr, Unit 7222	MELANY ARLENE ROSALES KRISTINA ANDREU	Heather Debevec
----	-------------	----------------------------	--	-----------------

D.	23-1671 CE	2507 S Indian River Drive	DIANE WYNNE	Heather Debevec
----	------------	---------------------------	-------------	-----------------

E.	23- 2372CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
----	------------	---------------------	----------------------	-----------------

F.	23-2375 CE	208 Gardenia Avenue	RAMON GARCIA MANUELA CAMPOS-GARCIA	Heather Debevec
----	------------	---------------------	--	-----------------

G.	23-2367 CE	105 Gardenia Avenue	Casimiro Jose	Heather Debevec
----	------------	---------------------	---------------	-----------------

H.	23-2379CE	202 Gardenia Avenue	DARRYL GILLIAM, AIDA I ESQUIVEL	Heather Debevec
----	-----------	---------------------	------------------------------------	-----------------

K.	23-1407 STR	715 S Ocean Drive, Unit D	MERMAID SEASHORES LLC	Heather Debevec
----	-------------	---------------------------	-----------------------	-----------------

L.	23-1406STR	715 S Ocean Drive, Unit L	MERMAID SEASHORES LLC	Heather Debevec
----	------------	---------------------------	-----------------------	-----------------

6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-1091 CE	704 N 13th St	Alfredia W Agnew, Linton Agnew (EST)	Peggy Arraiz
----	------------	---------------	---	--------------

B.	14-0097 CE	124 Wisteria Ave	Leticia Granados, Alberto Granados	Peggy Arraiz
----	------------	------------------	---------------------------------------	--------------

7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	18-1548	416 Avenue D	CEDAR PLACE LLC	Peggy Arraiz
----	---------	--------------	-----------------	--------------

B.	09-1414	409 Cedar PL	CEDAR PLACE LLC	Peggy Arraiz
----	---------	--------------	-----------------	--------------

C.	11-1369 CE	525 N 16th St	Horatio Lewis	Peggy Arraiz
----	------------	---------------	---------------	--------------

D.	Multiple LC	525 N 16th St	Horatio Lewis	Peggy Arraiz
----	-------------	---------------	---------------	--------------

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing
Meeting Date: 11/01/2023

0.

Information

SUBJECT:

22-2634 LC	1013 Avenue G	Martin C McCabe IV	Peggy Arraiz
------------	---------------	--------------------	--------------

CASE INFORMATION:

Case Initiated:	August 30, 2022	Type of Presentation:	Lot Clearing Appeal
-----------------	-----------------	-----------------------	---------------------

OWNER:

VIOLATOR: Martin C McCabe IV 120 Armadillo Way West Palm Beach, FL 33411	
---	--

VIOLATIONS:

Section 24-19 – Maintenance of Nuisance on Property Prohibited
Section 24-21(9)(18) – Nuisance as a condition

FINDINGS/ORDER:

On September 07, 2022, Code Enforcement Officer Heather Debevec cited the property as a nuisance for lot clearing violations.

ACTION DATES:

September 20, 2022 - Inspection of the property
September 21, 2022 - Due to non-compliance, property placed on bid list.
October 12, 2022 - Portions of the grass were cut, but tree continued to be overgrown.
November 30, 2022 - Friendly letter sent out reminding owner that property continued to be in violation and to trim the tree and clean along fence.
June 12, 2023 - Property was cut by our contractors.
September 23, 2023 - Appeal request received from owner

RECOMMENDATION:

To be determined

Attachments

Request
Notice
Posting

Bill & Photo

Form Review

Form Started By: Katherine Calderon

Started On: 10/26/2023 04:19 PM

City of Fort Pierce

Warning: Sender @tractorman0077@yahoo.com has never sent any emails to your organization. Please be careful before replying or clicking on the URLs.

[Unsafe: Report Phishing](#) [Safe: Remove Banner](#)

powered by Graphus®

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Sent from my iPhone

Begin forwarded message:

From: "ian imcinc.biz" <ian@imcinc.biz>
Date: September 23, 2023 at 10:09:10 AM EDT
To: martin Martin <tractorman0077@yahoo.com>
Subject: Re: 1013 Avenue G

Email to: hdebevec@cityoffortpierce.com

From: Martin C. McCabe
120 Armadillo Way
West Palm Beach Florida 33411
561-667-5605

To: Heather Debevec
Code Enforcement Officer
City of Fort Pierce Florida
Via email to: hdebevec@cityoffortpierce.com

Re: Case No# 22-00002634 Invoice No. 40274
mowing and tree trimming at 1013 Avenue G, Fort Pierce Florida.

This email is my formal dispute of your invoice dated July 28, 2023 and received September 21, 2023.

1) A few months ago you on behalf of the City of Fort Pierce sent me a notice that you required a tree on my property to be trimmed and grass mowed. Although I did not agree with your demand I complied with the notice, and performed the necessary work and considered the matter closed.

2) According to your notice and statement/billing you for the City of Fort Pierce retained the services of Gone Fishing Landscaping and more, LLC. Who billed \$3000.00 for a job I completed just a few months before at a cost of under \$500.00.

If the City of Fort Pierce has so much reserves that they can pay such excessive amounts for services that's there call, but to then pass this on to the property owners is unconscionable.
Or if someone is receiving a kickback from this landscaping company that allows them to excessively over charge that is not my responsibility.

I am disputing the invoice as the work was previously completed by myself the owner and the excessive amount of the City's charges.

Dispute respectfully submitted to Heather Debevec via email to:
hdebevec@cityoffortpierce.com this 22 day of September, 2023

s/s Martin McCabe

Get [Outlook for Android](#)

From: martin Martin <tractorman0077@yahoo.com>
Sent: Friday, September 22, 2023 1:16:30 PM
To: ian imcinc.biz <ian@imcinc.biz>
Subject: Fwd: 1013 Avenue G

Sent from my iPhone

Begin forwarded message:

From: Heather Debevec <hdebevec@cityoffortpierce.com>
Date: September 20, 2023 at 5:04:47 PM EDT
To: tractorman0077@yahoo.com
Subject: 1013 Avenue G

Good Afternoon Mr. MCCabe,
Peggy just sent me what you requested. It was also noted that if you wished to contest this it would need to be done in writing by Friday. Email is accepted, stating your name, address phone number, case number and address, and what you are contesting.
Thank You
Heather Debevec

Heather Debevec | Code Enforcement Officer | City of Fort Pierce
Code Enforcement/Animal Control Department
Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950





September 7, 2022

Property address: 1013 AVENUE G
Tax ID #: 2404-822-0011-000/0

MARTIN C MCCABE IV
120 ARMADILLO WAY
WEST PALM BEACH, FL 33411

Re: Case # 22-00002634

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Please mow, trim trees to be 6 feet from the ground, and remove all trash and debris from the lot.
2. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
 - a. If this property is a water front property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.

Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.



Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.

- b. If there are gopher tortoise burrows on the property, all trimming and cutting must comply with Florida Fish and Wildlife Conservation Commission policies. Prior to mowing, mark the location of all burrows. Do not use heavy equipment, including lawnmowers, within 25 feet of the burrow. Hand tools, including chainsaws and weed whackers, are permitted to be utilized close to the burrow but must be done with caution. Avoid stepping near or on a burrow as it may collapse. More information can be obtained at MyFWC.com.
3. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
 4. Remove all trash and debris.
 - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 5. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to Chapter 1, Article II, Division 2 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3154 or by email at hdebevec@cityoffortpierce.com. Due to shifting office hours, it is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Debevec', with a long horizontal flourish extending to the right.

Heather Debevec
Code Enforcement Officer

AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: MARTIN C MCCABE IV
120 ARMADILLO WAY
WEST PALM BEACH, FL 33411

ADDRESS: 1013 AVENUE G

CASE NO: 22-00002634

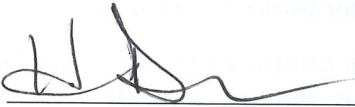
BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 24-22(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

MARTIN C MCCABE IV
120 ARMADILLO WAY
WEST PALM BEACH, FL 33411

FURTHER AFFIANT SAYETH NOT.

DATED this 7 day of September, 2022.

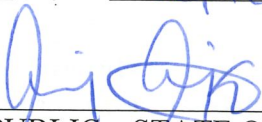


Heather Debevec

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

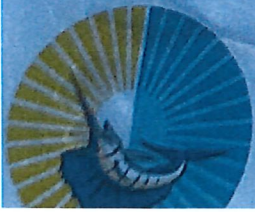
this 7th day of September, 2022.



NOTARY PUBLIC – STATE OF FLORIDA



Anastatia Diaz
Comm. #GG908879
Expires: Sept. 1, 2023
Bonded Thru Aaron Notary



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED
September 7, 2022

MARTIN C MCCABE IV
120 ARMADILLO WAY
WEST PALM BEACH, FL 33411

Tax ID #: 2404-822-0011-000/0

Case #: 22-00002634

ADDRESS: 1013 AVENUE G

AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 21-19, 21-20, 21-21

- 9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- 10) Any condition which provides, or could provide, harbor for insects or other vermin.
- 8) Any landscaping element that is not well-maintained including bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may be distracting to the public.

Nuisance as a Condition

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Please mow, trim trees to be 6 feet from the ground, and remove all trash and debris from the lot.
2. Cut all grass and weeds as needed.

CITY OF FORT PIERCE
NOTICE TO THE OWNER AND ALL PERSONS INTERESTED
ABATE THE NUISANCE
PURSUANT TO
FAILURE TO REMEDY
HEARING
27° 22' 45.6" N, 80° 20' 11.28" W
1006 Avenue G
Fort Pierce, FL 34950
United States



Network Sep 7, 2022 at 3:34:36 PM EDT

Local Sep 7, 2022 at 3:34:36 PM EDT

27° 27' 22" N 80° 20' 1.354" W

1013 Avenue C

Fort Pierce FL 34950

United States



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
 FROM : Peggy Arraiz, Code Compliance Manager
 SUBJECT : Request for Invoice
 DATE : July 19, 2023

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 1013 AVENUE G

PARCEL ID #: 2404-822-0011-000/0

CASE #: 22-00002634

LEGAL DESCR.: S/D OF N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 4-35-40 N 100 FT OF LOT 4 (OR 2164-63)

CURRENT OWNER: MARTIN C MCCABE IV
 120 ARMADILLO WAY
 WEST PALM BEACH, FL 33411

.....
 The property was inspected by Heather Debevec, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Gone Fishing Landscaping & More, LLC.

Date completed: 06/12/2023

Amount to be billed: \$ 3000.00 plus \$100.00 administrative fee.

Invoice #: 2023-175

Inspected by: Isaac Saucedo for H. Debevec Date: 7-19-23

Approved to be billed: [Signature] Date: 7-20-23

C0119693



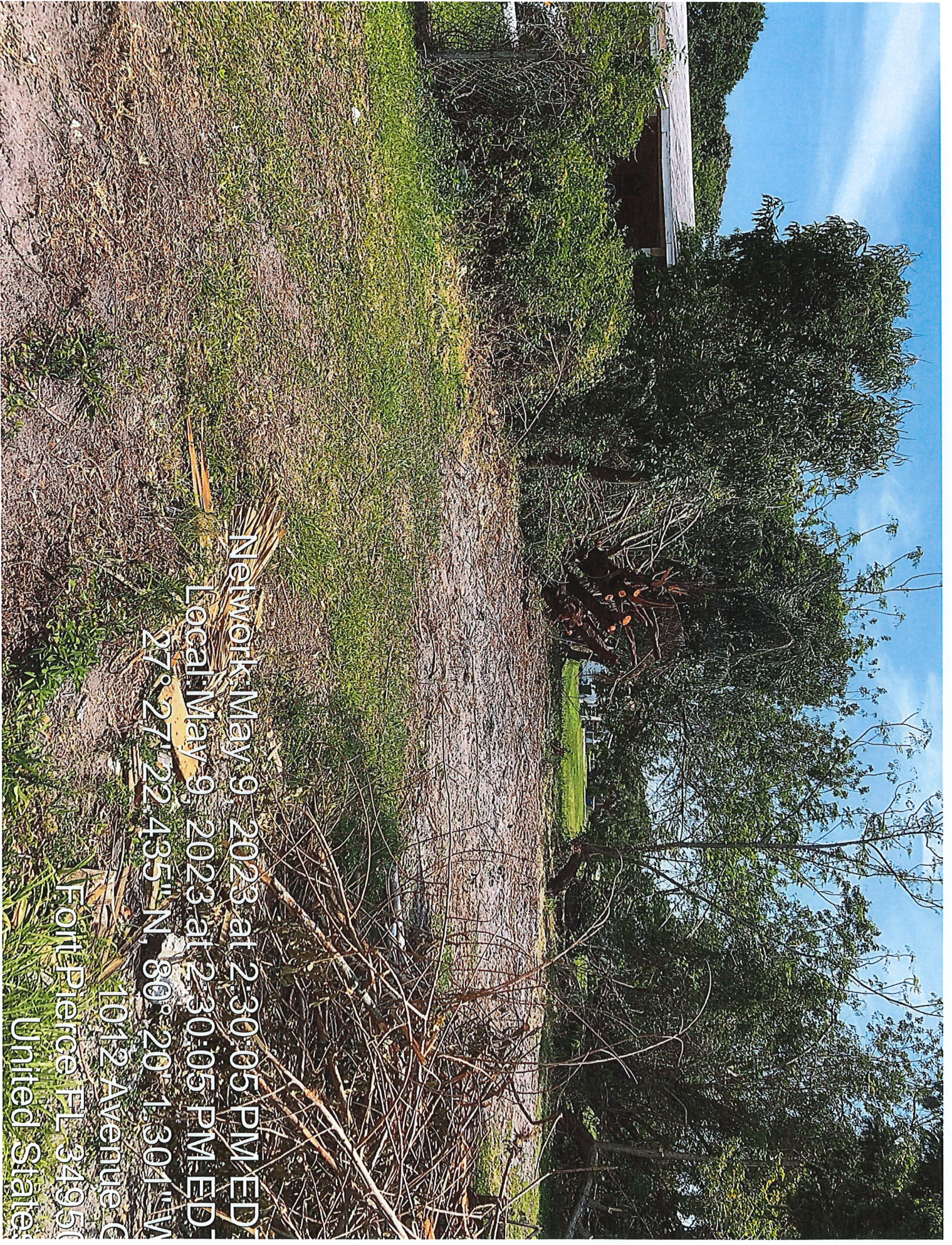
Jun 12, 2023 7:54:40 AM

1013 Avenue G

Fort Pierce

St. Lucie County

Florida



Network: May 9, 2023 at 2:30:05 PM EDT

Local: May 9, 2023 at 2:30:05 PM EDT

27° 27' 22.435" N, 80° 20' 1.301" W

1012 Avenue C

Fort Pierce, FL 34950

United States

Special Magistrate Hearing

3. B. 1.

Meeting Date: 11/01/2023

Re: Case 23-1937 - 2400 S Ocean Dr, Unit V1113

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1937 STR	2400 S Ocean Dr, Unit V1113	EDWARD J KLEM (TR) MARY A KLEM (TR)	Heather Debevec
-------------	-----------------------------	--	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2023	Type of Presentation:	COMPLIED
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: EDWARD J KLEM (TR) MARY A KLEM (TR) 1260 NW 90TH WAY PLANTATION, FL 33322	
--	--

VIOLATIONS:

*Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement*

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt through the City Clerk's office for the short term rental.

RECOMMENDATION:

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine equal to one month’s rental \$3,000.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation rental business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 09/07/2023 07:58 AM

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 11/01/2023**Re:** Case# 23-2599 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2599PK	Jaycee Park	Ingrid Doctsch Jorge Doctsch	Michael Rabenecker
-----------	-------------	---------------------------------	-----------------------

CASE INFORMATION:

Case Initiated:	September 10, 2023	Type of Presentation:	PAID
-----------------	--------------------	-----------------------	------

OWNER:

VIOLATOR: Ingrid Doctsch	VIOLATOR: Jorge Doctsch
-----------------------------	----------------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20346PK	34-31(E) Prohibited Parking	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 09/26/2023

Started On: 09/17/2023 01:00 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 11/01/2023

Re: Case 23-1934 - 2400 S Ocean Dr, Unit 7223

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1934 STR	2400 S Ocean Dr, Unit 7223	DESI ALEXANDER DELGADO PATRICIA E DELGADO	Heather Debevec
-------------	----------------------------	---	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2023	Type of Presentation:	COMPLIED
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: DESI ALEXANDER DELGADO PATRICIA E DELGADO 19068 SW 26TH ST MIRAMAR, FL 33029	
---	--

VIOLATIONS:

*Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement*

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt through the City Clerk's Office for the short term rental.

RECOMMENDATION:

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine equal to one month’s rental \$4,050.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 09/06/2023 05:36 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 11/01/2023

Re: Case # 23-2363 - 112 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2363 CE	112 Gardenia Avenue	Mark Paulick	Heather Debevec
------------	---------------------	--------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	COMPLIED
-----------------	-----------------	-----------------------	----------

OWNER:

OWNER: MARK PAULICK 112 GARDENIA AVE FT PIERCE, FL 34982	
---	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/15/2023 04:33 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 11/01/2023

Re: Case # 23-2374 - 210 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23- 2374CE	210 Gardenia Avenue	HEILBERTO G MARTINEZ	Heather Debevec
------------	---------------------	----------------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	COMPLIED	
-----------------	-----------------	-----------------------	----------	--

OWNER:

OWNER: HEILBERTO G MARTINEZ 210 GARDENIA AVE FT PIERCE, FL 34982	
---	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to move vehicles from the front yard.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 07:48 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 11/01/2023

Re: Case # 23-1994 - 2400 S Ocean Dr, Unit 5321

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1994STR	2400 S Ocean Dr, Unit 5321	VERONICA LEAL	Heather Debevec
------------	----------------------------	---------------	-----------------

CASE INFORMATION:

Case Initiated:	July 26, 2023	Type of Presentation:	CONTINUED
-----------------	---------------	-----------------------	-----------

OWNER:

OWNER: VERONICA LEAL 3101 NE 47TH CT APT 607 FT LAUDERDALE, FL 33308	
---	--

VIOLATIONS:

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt with the City Clerk's office.
2. Register the short term rental with the City Clerk's Office

RECOMMENDATION:

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 09/07/2023 11:51 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 11/01/2023

Re: Case #23-1784 - 100 North 19th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1784PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
-----------	-----------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	June 15, 2023	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

VIOLATOR: Willie's Car Care	
--------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18890PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/20/2023

Started On: 07/22/2023 12:21 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 11/01/2023

Re: Case# 23-1786 - 100 North 19th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1786PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
-----------	-----------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	June 15, 2023	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

VIOLATOR: Willie's Car Care	
--------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18891PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/20/2023

Started On: 07/22/2023 12:28 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 11/01/2023

Re: Case #23-1785 - 100 North 19th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1785PK	100 North 19th Street	Willie's Car Care	Charmaine Kirkland
-----------	-----------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	June 15, 2023	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

VIOLATOR: Willie's Car Care	
--------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18892PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/20/2023

Started On: 07/22/2023 12:36 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 11/01/2023

Re: Case # 23-1963 - 2400 S Ocean Dr, Unit V728

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1963 STR	2400 S Ocean Dr, Unit V728	MEGAN KULLUK	Heather Debevec
-------------	----------------------------	--------------	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2023	Type of Presentation:	COMPLIED
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: MEGAN KULLUK 2400 S OCEAN DR # 728 FT PIERCE, FL 34949	
--	--

VIOLATIONS:

*Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement*

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt from the City Clerk's Office for the short term rental.

RECOMMENDATION:

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation rental a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

Form Review

Special Magistrate Hearing

3. B. 11.

Meeting Date: 11/01/2023

Re: Case # 23-2244 - 1506 Thumb Point Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23- 2244CE	1506 Thumb Point Drive	DANIEL B LONGMAN VALENTINA M LONGMAN	Heather Debevec
------------	------------------------	---	-----------------

CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	Continued	
-----------------	-----------------	-----------------------	-----------	--

OWNER:

OWNER: DANIEL B LONGMAN VALENTINA M LONGMAN 1506 THUMB POINT DR FT PIERCE, FL 34949	
---	--

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 26-3 – Storage of commodities
 Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) –Landscape maintenance
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Open all hurricane shutters around the house.
2. Remove items from the open utility trailers in the side yard and place them in a shed or enclosed facility.
3. Provide proof of valid registration and operability for the 3 utility trailers located on the side of the home.
4. Remove, bring in, or place in a shed the roll of chain-link fence, cinder blocks, wood pieces, and other items located in the yard.
5. Mow the grass under and around the trailers on the side of the home and to remove the dead palm bush in the front yard.
6. Paint the peeling/ chipping areas on the trim along the front of the house and the support poles in the front of the home.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 5 days to fully open the shutters around the home.
2. The violator(s) be given 10 days to remove items from the open utility trailers in the side yard and place them in a shed or enclosed facility.
3. The violator(s) be given 10 days to provide proof of valid registration and operability for the 3 utility trailers located on the side of the home.
4. The violator(s) be given 10 days to remove, bring in, or place in a shed the roll of chain-link fence, cinder blocks, wood pieces, and other items located in the yard.
5. The violator(s) be given 10 days to mow the grass under and around the trailers on the side of the home and to remove the dead palm bush in the front yard.
6. The violator(s) be given 30 days to paint the peeling/ chipping areas on the trim along the front of the house and the support poles in the front of the home.
7. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 09:06 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 11/01/2023

Re: Case # 23-2373 - 211 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2373 CE	211 Gardenia Avenue	MICHAEL MIKUS	Heather Debevec
------------	---------------------	---------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	CONTINUED	
-----------------	-----------------	-----------------------	-----------	--

OWNER:

OWNER: MICHAEL MIKUS 211 GARDENIA AVE FT PIERCE, FL 34982	
--	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove the vehicle from the front yard.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 07:58 AM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 11/01/2023

Re: Case # 23-2353 - 2425 Mohawk Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2353 BTR	2425 Mohawk Avenue	BROWN AUTO BODY & PAINT INC	Heather Debevec
-------------	--------------------	-----------------------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	CONTINUED
-----------------	-----------------	-----------------------	-----------

OWNER:

VIOLATOR: BROWN AUTO BODY & PAINT INC 2425 MOHAWK AVE FT PIERCE, FL 34946	OWNER: THOMAS D WILLIAMS & ASSOCIATES LLC 2446 SE 11TH ST POMPANO BEACH, FL 33062
---	---

VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt from the city Clerk's Office.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, pursuant to 22-19(a) the violator(s) be fined a penalty of \$250.00, be given 5 days to obtain their Business Tax Receipt and order that failure to obtain their Business Tax Receipt will result in all utilities to the premises be suspended.

Form Review

Form Started By: Heather Debevec

Started On: 09/08/2023 04:28 PM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 11/01/2023

Re: Case # 23-1987 - 901 S US Highway 1

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1987 CE	901 S US Highway 1	Johnny King Paul Jean Claude Paul	Heather Debevec
------------	--------------------	--------------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 11, 2023	Type of Presentation:	CONTINUED
-----------------	---------------	-----------------------	-----------

OWNER:

OWNER: Johnny King Paul Jean Claude Paul 780 SW Ancona Rd Port Saint Lucie, FL 34953	
--	--

VIOLATIONS:

IPMC 302.3 Sidewalks and driveways.

CORRECTIVE ACTIONS:

1. Repair the driveway entry / exit on the north side.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/08/2023 04:41 PM

Special Magistrate Hearing**4. A.****Meeting Date:** 11/01/2023**Re:** Case# 23-2158 - 1600 Blk Binney Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2158PK	1600 Blk Binney Drive	Susan Blaszyk	Michael Rabenecker
-----------	-----------------------	---------------	--------------------

CASE INFORMATION:

Case Initiated:	July 23, 2023	Type of Presentation:	Citation Appeal
-----------------	---------------	-----------------------	-----------------

OWNER:

VIOLATOR: Susan Blaszyk	VIOLATOR:
----------------------------	-----------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20098PK	34-31-K(1) Displaying a Vehicle For Sale	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 08/25/2023 02:06 PM

Special Magistrate Hearing**4. B.****Meeting Date:** 11/01/2023**Re:** Case# 23-2688 - Gulfstream Beach Access**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2688 PK	Gulfstream Beach Access	William McCarthy	Michael Rabenecker
------------	-------------------------	------------------	--------------------

CASE INFORMATION:

Case Initiated:	September 10, 2023	Type of Presentation:	Citation Appeal	
-----------------	--------------------	-----------------------	-----------------	--

OWNER:

OWNER: William McCarthy	
----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20347PK	34-31(E) Prohibited Parking at all Times	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$60.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 10/25/2023

Started On: 10/05/2023 11:37 AM

Special Magistrate Hearing**4. C.****Meeting Date:** 11/01/2023**Re:** Case# 23-2713 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2713PK	100 Blk Marina Way	Mary Ellen Schauber, Edward Stegemeier	Michael Rabenecker
-----------	--------------------	--	--------------------

CASE INFORMATION:

Case Initiated:	October 6, 2023	Type of Presentation:	Citation Appeal	
-----------------	-----------------	-----------------------	-----------------	--

OWNER:

OWNER: Mary Ellen Schauber Edward Stegemeier	
--	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20527PK	34-35(A) Road Closed-Special Event	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$60.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 10/07/2023 04:01 PM

Final Approval Date: 10/25/2023

Special Magistrate Hearing

4. D.

Meeting Date: 11/01/2023

Re: Case# 23-1743 - South Causeway Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1743PK	South Causeway Park	Cynthia Fontae Aranaha	Charmaine Kirkland
-----------	---------------------	------------------------	--------------------

CASE INFORMATION:

Case Initiated:	June 10, 2023	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Cynthia Fontae Aranaha	
-------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18887PK	34-35(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/20/2023

Started On: 07/22/2023 11:24 AM

Special Magistrate Hearing

4. E.

Meeting Date: 11/01/2023

Re: Case #23-1783 - 000 North 5th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1783PK	000 N 5th Street	Wyatt Lee Rhodes	Charmaine Kirkland
-----------	------------------	------------------	--------------------

CASE INFORMATION:

Case Initiated:	June 15, 2023	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Wyatt Lee Rhodes	
-------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18889PK	34-31(N) Parked Wrong Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/20/2023

Started On: 07/22/2023 12:12 PM

Special Magistrate Hearing**4. F.****Meeting Date:** 11/01/2023**Re:** Case #23-2386 - 102 North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2386 PK	102 North Indian River Drive	EAN HOLDINGS, LLC	Charmaine Kirkland
------------	------------------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	August 17, 2023	Type of Presentation:	Citation	
-----------------	-----------------	-----------------------	----------	--

OWNER:

OWNER: EAN HOLDINGS, LLC	
-----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20119PK	34-31(A) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 10/25/2023

Started On: 09/29/2023 04:45 PM

Special Magistrate Hearing

4. G.

Meeting Date: 11/01/2023

Re: Case # 23-2251 - 124 Wisteria Ave

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2251 CT	124 Wisteria Avenue	Alberto Granados	Heather Debevec
------------	---------------------	------------------	-----------------

CASE INFORMATION:

Case Initiated:	August 4, 2023	Type of Presentation:	Citation
-----------------	----------------	-----------------------	----------

OWNER:

OWNER / VIOLATOR: Alberto Granados 124 Wisteria Ave Ft. Pierce, FL 34982	
---	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1620CE	26-6 Ice Box Safety	1 @ \$100.00	\$100.00	\$10.00	\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 09/14/2023 10:05 AM

Special Magistrate Hearing

5. A.

Meeting Date: 11/01/2023

Re: Case # 23-1505 - 2400 S Ocean Drive 2221

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1505 STR	2400 S Ocean Drive 2221	PERLA RUIZ VALERIE A RUIZ	Heather Debevec
-------------	-------------------------	------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

OWNER: PERLA RUIZ VALERIE A RUIZ 19226 NW 80TH CT HIALEAH, FL 33015	
---	--

VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt through the City Clerk's office.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental OR \$4,200.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/30/2023 09:18 AM

Special Magistrate Hearing

5. B.

Meeting Date: 11/01/2023

Re: Case 23-1935 - 2400 S Ocean Dr, Unit 3321

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1935 STR	2400 S Ocean Dr, Unit 3321	ANDREW DAVID LONABAUGH	Heather Debevec
-------------	----------------------------	------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2023	Type of Presentation:	Short Term Rental
-----------------	--------------	-----------------------	-------------------

OWNER:

OWNER: ANDREW DAVID LONABAUGH 2050 TILTON RD PORT ST LUCIE, FL 34952	
---	--

VIOLATIONS:

*Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement*

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt through the City Clerk's Office.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental OR \$3,750.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 09/06/2023 05:53 PM

Special Magistrate Hearing

5. C.

Meeting Date: 11/01/2023

Re: Case # 23-1992 - 2400 S Ocean Dr, Unit 7222

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1992 STR	2400 S Ocean Dr, Unit 7222	MELANY ARLENE ROSALES KRISTINA ANDREU	Heather Debevec
-------------	----------------------------	--	-----------------

CASE INFORMATION:

Case Initiated:	June 26, 2023	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

OWNER: MELANY ARLENE ROSALES KRISTINA ANDREU 2400 S OCEAN DR #7222 FT PEIRCE, FL 34949	
--	--

VIOLATIONS:

*Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement*

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt through the City Clerk's Office for the short term rental.

RECOMMENDATION:

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine equal to one month’s rental \$4,590.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation rental business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 09/07/2023 08:55 AM

Special Magistrate Hearing

5. D.

Meeting Date: 11/01/2023

Re: Case # 23-1671 - 2507 S Indian River Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1671 CE	2507 S Indian River Drive	DIANE WYNNE	Heather Debevec
------------	---------------------------	-------------	-----------------

CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

OWNER: DIANE WYNNE 2507 S INDIAN RIVER DR FT PIERCE, FL 34950	
--	--

VIOLATIONS:

Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Mow, trim weeds from bushes and trees, and remove the dead tree pieces and debris.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 06/28/2023 05:24 PM

Special Magistrate Hearing

5. E.

Meeting Date: 11/01/2023

Re: Case # 23-2372 - 209 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23- 2372CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
------------	---------------------	----------------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
-----------------	-----------------	-----------------------	---------	--

OWNER:

OWNER: LAUDERDALE HOMES LLC 3101 N FEDERAL HWY # 606 FORT LAUDERDALE, FL 33306	REGISTERED AGENT: LAW OFFICE OF MILLER & MILLER 3101 NORTH FEDERAL HIGHWAY#606 FT PIERCE, FL 34982
--	--

VIOLATIONS:

- Section 30-28(c) – Responsibility for containers
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Remove clothing, bags, boards, boxes, tires, plastic pieces, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Mow and clean off fence lines.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to move trash, yard, and recycle bins.
2. The violator(s) be given 10 days to remove clothing, bags, boards, boxes, tires and other items from the driveway and yard.
3. The violator(s) be given 10 days to mow and clean off fence lines.
4. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 09/19/2023 05:42 PM

Special Magistrate Hearing

5. F.

Meeting Date: 11/01/2023

Re: Case # 23-2375 - 208 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2375 CE	208 Gardenia Avenue	RAMON GARCIA MANUELA CAMPOS-GARCIA	Heather Debevec
------------	---------------------	--	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
-----------------	-----------------	-----------------------	---------	--

OWNER:

OWNER: RAMON GARCIA MANUELA CAMPOS-GARCIA 208 GARDENIA AVE FT PIERCE, FL 34982	
--	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to relocate the vehicle(s) from the front yard.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 09/19/2023 05:12 PM

Special Magistrate Hearing

5. G.

Meeting Date: 11/01/2023

Re: Case # 23-2367 - 105 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2367 CE	105 Gardenia Avenue	Casimiro Jose	Heather Debevec
------------	---------------------	---------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: CASIMIRO JOSE 105 GARDENIA AVE FT PIERCE, FL 34982	
--	--

VIOLATIONS:

- Section 30-28(c) – Responsibility for containers*
- Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions*
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage*

CORRECTIVE ACTIONS:

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Trim bushes to be no more then 4 feet in front of the home.
3. Remove boxes, bins, buckets, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/15/2023 03:35 PM

Special Magistrate Hearing

5. H.

Meeting Date: 11/01/2023

Re: Case # 23-2379 - 202 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-2379CE	202 Gardenia Avenue	DARRYL GILLIAM, AIDA I ESQUIVEL	Heather Debevec
-----------	---------------------	------------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
--------------------	-----------------	-----------------------	---------	--

OWNER:

OWNER: DARRYL GILLIAM AIDA I ESQUIVEL 202 GARDENIA AVE FT PIERCE, FL 34982	
--	--

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Remove the shutters from the windows around the home.
2. Remove buckets, tires, boards, bags, containers, boxes, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 5 days to fully open or remove the shutters from the window
2. The violator(s) be given 10 days to remove the outside storage of tires, boxes, bins bags, and other items from the carport and yard.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/19/2023 04:45 PM

Final Approval Date: 10/25/2023

Special Magistrate Hearing

5. K.

Meeting Date: 11/01/2023

Re: Case # 23-1407 - 715 S Ocean Drive, Unit D

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1407 STR	715 S Ocean Drive, Unit D	MERMAID SEASHORES LLC	Heather Debevec
-------------	---------------------------	-----------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	CONTINUED
-----------------	---------------	-----------------------	-----------

OWNER:

OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314	REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314
--	--

VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Cease renting the unit and register with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 06/29/2023 10:58 AM

Special Magistrate Hearing

5. L.

Meeting Date: 11/01/2023

Re: Case # 23-1406 - 715 S Ocean Drive, Unit L

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1406STR	715 S Ocean Drive, Unit L	MERMAID SEASHORES LLC	Heather Debevec
------------	---------------------------	-----------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	CONTINUED
-----------------	---------------	-----------------------	-----------

OWNER:

OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314	REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314
--	--

VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Cease renting and register with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/25/2023

Started On: 06/29/2023 12:11 PM

Special Magistrate Hearing
Meeting Date: 11/01/2023

6. A.

Information

SUBJECT:

22-1091 CE	704 N 13th St	Alfredia W Agnew, Linton Agnew (EST)	Peggy Arraiz
------------	---------------	--------------------------------------	--------------

CASE INFORMATION:

Case Initiated:	March 25, 2022	Type of Presentation:	Massey
-----------------	----------------	-----------------------	--------

OWNER:

VIOLATOR: Alfredia W Agnew Linton Agnew (EST) 1509 Barcelona AVE Fort Pierce, FL 34946	
--	--

VIOLATIONS:

IPMC 304.7 Roofs and drainage, IPMC 304.2 Protective treatment

FINDINGS/ORDER:

On October 19, 2022, Special Magistrate Pelletier found owners in violation and granted them 90 days to comply or daily fine of \$100.00.

ACTION DATES:

January 25, 2023 - Affidavit of Non-Compliance issued
February 1, 2023 - 20 day letter sent to owner
June 8, 2023 - Affidavit of Partial Compliance issued (roof repaired)
September 6, 2023 - Affidavit of Compliance issued
October 3, 2023 - Second notice sent granting 10 days to request a hearing
October 10, 2023 - Request for a hearing received
Balance as of 10/24/2023: \$22,490.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/25/2023

Started On: 10/24/2023 09:35 AM

Property Identification

Site Address: 704 N 13th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-431-0000-000-0
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 16333
Map ID: 24/04S
Zoning: Neighborho

Ownership

Alfredia W Agnew
Linton Agnew (EST)
1509 Barcelona AVE
Fort Pierce, FL 34946

Legal Description

4 35 40 FROM SW COR OF E 1/2 OF SE 1/4 RUN N 330 FT TO POB,TH E 50 FT,TH N 65 FT,TH E 60 FT,TH N 100 FT,TH W 110 FT,TH S 165 FT TO POB AND ALL THAT PART OF E 1/4 OF SW 1/4 OF SE 1/4 LYG E OF N 13 ST AND S OF A LI 495 FT N OF AND 1320 FT W OF SE COR OF SEC AND BOUNDED ON S BY AV F (0.49 AC) (OR 1565-1128 : 2844-1047, 1049, 1051)

Current Values

Just/Market Value: \$187,300
Assessed Value: \$58,963
Exemptions: \$0
Taxable Value: \$58,963

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 1,584
Gross Sketched Area (SF): 1,644
Land Size (acres): 0.49
Land Size (SF): 21,150

Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

10/10/23

Alfredia Agnew
1509 Barcelona Ave
Ft. Pierce, FL 34946
(772) 466-9523
(772) 240-4817 cell

Re: Case # 22-1091

I am writing to appeal the fines accrued at 704 North 13th Street, Ft. Pierce, FL 34950.

Please accept this as my written request for appeal.

Respectfully,

Alfredia Agnew

RECEIVED

OCT 10 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

71



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-1091 Address: 704 N 13TH ST Hearing Date: November 01,
2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate-Major

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Fixed roof and painted structure

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing
Meeting Date: 11/01/2023

6. B.

Information

SUBJECT:

14-0097 CE	124 Wisteria Ave	Leticia Granados, Alberto Granados	Peggy Arraiz
------------	------------------	------------------------------------	--------------

CASE INFORMATION:

Case Initiated:	January 22, 2014	Type of Presentation:	Massey
-----------------	------------------	-----------------------	--------

OWNER:

VIOLATOR: Alberto Granados Leticia E Granados 124 Wisteria Ave Fort Pierce, FL 34982	
--	--

VIOLATIONS:

16-46, 16-47, 16-48(1)(5) - Outside storage, 5-368(1) - Property maintenance

FINDINGS/ORDER:

On April 17, 2014, Special Magistrate Ross found owners in violation and granted them 20 days to comply or daily fine of \$500.00.

ACTION DATES:

May 08, 2014 - Affidavit of Non-Compliance issued, 20 day letter sent to owner
September 14, 2022 - Affidavit of Compliance issued
October 3, 2023 - 2nd notice sent granting 10 days to request a hearing
October 12, 2023 - Request for Massey hearing received
Balance as of 10/24/2023: \$1,708,030.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/25/2023

Started On: 10/24/2023 11:22 AM

Property Identification

Site Address: 124 Wisteria AVE
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-504-0066-000-9
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 29991
Map ID: 24/22N
Zoning: SF Moderat

Ownership

Alberto Granados
Leticia E Granados
124 Wisteria Ave
Fort Pierce, FL 34982

Legal Description

SUNSET PARK BLK 4 W 22.44 FT OF LOT 16 AND LOT 17-LESS W 16.60 FT-(OR 837-1586)

Current Values

Just/Market Value: \$184,100
Assessed Value: \$54,734
Exemptions: \$29,734
Taxable Value: \$25,000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 1,440
Gross Sketched Area (SF): 2,016
Land Size (acres): 0.18
Land Size (SF): 7,832

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

10/12/23

Hi,

I would like to request a hearing in front of special magistrate for property 124 Wisteria Ave.

Thank you,

Leticia Granadoz



772-519-0814

RECEIVED

OCT 12 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

MASSEY HEARING CONTESTING OF FINE/NON-COMPLIANCE

Case #: 14-0097

Address: 124
WISTERIA AVE

Hearing Date: November 01,
2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Minor

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Outside storage removed, corrected all other violations

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

2 previous code cases – both complied

Special Magistrate Hearing
Meeting Date: 11/01/2023

7. A.

Information

SUBJECT:

18-1548	416 Avenue D	CEDAR PLACE LLC	Peggy Arraiz
---------	--------------	-----------------	--------------

CASE INFORMATION:

Case Initiated:	June 01, 2018	Type of Presentation:	Lien Reduction
-----------------	---------------	-----------------------	----------------

OWNER:

VIOLATOR: CEDAR PLACE LLC 10570 S US Highway 1 Ste 300 Port Saint Lucie, FL 34952	
--	--

VIOLATIONS:

16-46, 16-47, 16-48 (10) (D) Non-Operable Vehicle

FINDINGS/CASE FOLLOW-UP:

September 05, 2018 - Special Magistrate Ross found the owner in violation and provided 20 days to comply or be fined \$50 daily.

REDUCTION CRITERIA:

September 26, 2018 - Affidavit on Noncompliance issued. Fines started.

September 26 2018 - Notice to sent to owner advising of the fines and right to a hearing.

February 26, 2019 - Order Assessing Fine and Imposing Lien signed by the Special Magistrate.

March 7, 2019 - A copy of the lien and additional notice sent to the owner.

October 14, 2020 - Affidavit of Compliance issued, Fines stopped.

September 22, 2023 - Request for Reduction received

Balance as of 10/13/23: \$37,490.00

RECOMMENDATION:

Based on a review of the file and information provided by the requestor, staff does not find sufficient evidence to recommend a reduction below the authorized amount of \$5,000.00.

Attachments

Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/26/2023

Started On: 10/13/2023 01:52 PM

Property Identification

Site Address: 416 Avenue D
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0133-000-8
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 16031
Map ID: 24/10N
Zoning: General Co

Ownership

CEDAR PLACE LLC
10570 S US Highway 1 Ste 300
Port Saint Lucie, FL 34952

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 9 AND 11
(MAP 24/10C)

Current Values

Just/Market Value: \$10,000
Assessed Value: \$10,000
Exemptions: \$0
Taxable Value: \$10,000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.23
Land Size (SF): 10,000

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



SEP 22 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

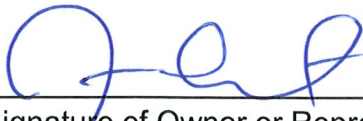
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/19/2023				
Property address:	416 Avenue D				
Owner(s) of record:	Cedar Place LLC				
Mailing address:	10570 S US #1 STE 300 PORT ST LUCIE FL 34952				
Property tax ID #:	2403-705-0133-000-8				
Original purchase date	8-7-2023	Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	OWNER		
Telephone #:	407 765 5730	E-Mail:	JACQUES.CHESTER@CBREALTY.COM		
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) Case# 18-1548	\$ 37,450.00	\$ <u>0</u>
Recording Fees	\$ 40.00	\$ <u>0</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u>
Administrative Fees	\$ _____	\$ <u>0</u>
Interest	\$ _____	\$ <u>0</u>
Penalties	\$ _____	\$ <u>0</u>
TOTAL AMOUNT	\$ 37,490.00	\$ <u>0</u>


 Signature of Owner or Representative 9-20-23 Date JACQUES CHESTER Printed Name




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/19/2023				
Property address:	416 Avenue D				
Owner(s) of record:	Cedar Place LLC				
Mailing address:	10570 S US HWY 1 STE 300 77A PORT ST LUCIE 34952				
Property tax ID #:	2403-705-0133-000-8				
Original purchase date:	8-7-2023	Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	OWNER		
Telephone #:	4077655730	E-Mail:	JACQUES.CHESTER@CBREALTY.COM		
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) <u>Case# 09-1414</u>	\$ 250.00	\$ <u>Ø</u>
Recording Fees	\$ 10.00	\$ <u>Ø</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>Ø</u>
Administrative Fees	\$ _____	\$ <u>Ø</u>
Interest	\$ _____	\$ <u>Ø</u>
Penalties	\$ _____	\$ <u>Ø</u>
TOTAL AMOUNT	\$ 260.00	\$ <u>Ø</u>


9-20-23
JACQUES CHESTER

Signature of Owner or Representative Date Printed Name



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 416 AVENUE D FORT PIERCE FL

Parcel ID #: 2403-705-0133-000-8

Property Owner: CEDAR PLACE LLC

Mailing Address: 10570 S US #1 STE 300 PORT ST LUCIE FL 34952

Telephone #: 407 765 5730 Cell Phone #: _____

E-Mail Address: JACQUES.CHESTER@CBREALTY.COM

Number of Applications: ~~1~~ 2

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, CEDAR PLACE LLC/JACQUES CHESTER, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

REMOVE ALL LIENS AND GIVE 18 MONTHS TO REMEDY ALL OF THE VIOLATIONS ATTACHED TO THE SUBJECT PROPERTY. WORK RELATED PERMITS MUST BE PULLED WITH 60 DAYS OF THIS HEARING. NEW OWNER WILL APPEAR IN FRONT OF THE SPECIAL MAGISTRATE EVERY 6 MONTHS TO SHOW PROGRESS.

PLEASE INITIAL:



I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.



I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.



I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: _____

Date: _____

9-20-23

FOR OFFICE USE ONLY:

RECEIVED DATE:

9/25/23

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

mmhij

REDUCTION TYPE:

Code lien # 2 Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: 11/1/2023 1:30pm

Sunbelt Title Agency
Prepared by and Return to:

Resa Ghent
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1740523-06735

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 7th day of August, 2023 by CEPHUS W. CRUICKSHANK a/k/a CEPHUS CRUICKSHANK, A Married Man and CEPHUS CRUICKSHANK Jr., A Single Man, hereinafter called the Grantor, to CEDAR PLACE LLC, A Florida Limited Liability Company, whose post office address is: 10570 S. US Highway 1, Suite 300, Port St. Lucie, FL 34952, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in St. Lucie County, Florida, viz:

Lots 9 and 11, Block 16-K, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, according to the plat thereof, recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, Florida. (As to 416 Avenue D)

Parcel Identification Number: 2403-705-0133-000/8

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

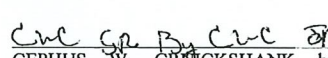

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: Rachel Kussaint

Witness: (Signature)
Print Name: RESA GHENT

 his Attorney in Fact
CEPHUS W. CRUICKSHANK by CEPHUS
CRUICKSHANK, his Attorney-in-Fact
2312 N. 44th Street
Fort Pierce, FL 34946

CEPHUS CRUICKSHANK Jr.
2312 N. 44th Street
Fort Pierce, FL 34946

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2023, by CEPHUS W. CRUICKSHANK by CEPHUS CRUICKSHANK, his Attorney-in-Fact and CEPHUS CRUICKSHANK, Jr., who: is personally known to me or produced FL DL as identification.


NOTARY PUBLIC (signature)
Print Name: Resa Ghent
My Commission Expires:
Stamp/Seal:





LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 18-
00001548

Violator: CEDAR PLACE LLC

Address: 416 AVENUE D

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Vehicle was removed
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	N/A
3.) The length of time necessary to bring the property into compliance	2 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	At least 17
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 17
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	Multiple

Special Magistrate Hearing
Meeting Date: 11/01/2023

7. B.

Information

SUBJECT:

09-1414	409 Cedar PL	CEDAR PLACE LLC	Peggy Arraiz
---------	--------------	-----------------	--------------

CASE INFORMATION:

Case Initiated:	June 04, 2009	Type of Presentation:	Lien Reduction
-----------------	---------------	-----------------------	----------------

OWNER:

VIOLATOR: CEDAR PLACE LLC 10570 S US Highway 1 Ste 300 Port Saint Lucie, FL 34952	
--	--

VIOLATIONS:

5-368(1)(2)(3)(4) Property maintenance
23-49(4) Affirmative maintenance

FINDINGS/CASE FOLLOW-UP:

On January 20, 2010, Special Magistrate Ross found the owner in violation and provided 60 days to comply or be fined \$150 daily.

REDUCTION CRITERIA:

July 12, 2010 - Affidavit on Non-compliance issued. Fines started.
July 13, 2010 - Notice sent to owner advising of fines and the right to a hearing.
August 11, 2010 - Order Assessing Fine and Imposing Lien signed by the Special Magistrate.
August 18, 2010 - The lien was recorded and a copy sent to the owner.
June 02, 2017 - Fines stopped due to Building case 17-1168
June 15, 2021 - Affidavit of Compliance issued
September 22, 2023 - Request for Reduction received
Balance as of 10/13/23: \$377,590.00

RECOMMENDATION:

Upon review of the file and the information provided by the requestor, staff does not have sufficient cause to recommend a reduction below staff's permitted authority of \$5,000.00.

Attachments

Property Card

Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/25/2023

Started On: 10/13/2023 01:52 PM

Property Identification

Site Address: 409 CEDAR PL
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0135-000-2
Jurisdiction: Fort Pierce

Use Type: 0800
Account #: 16032
Map ID: 24/10N
Zoning: General Co

Ownership

CEDAR PLACE LLC
10570 S US Highway 1 Ste 300
Port Saint Lucie, FL 34952

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 10 AND 12
(MAP 24/10C)

Current Values

Just/Market Value: \$47,000
Assessed Value: \$47,000
Exemptions: \$0
Taxable Value: \$47,000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

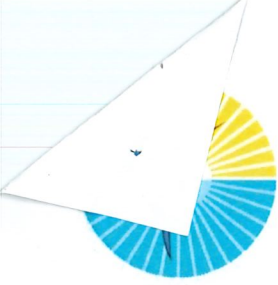
Finished/Under Air (SF): 1,612
Gross Sketched Area (SF): 1,612
Land Size (acres): 0.23
Land Size (SF): 10,000

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/19/2023				
Property address:	409 Cedar PL				
Owner(s) of record:	Cedar Place LLC				
Mailing address:	10570 S US HWY 1 STE 300 PORT ST LUCIE FL 34952				
Property tax ID #:	2403-705-0135-000-2				
Original purchase date:	8-7-2023	Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	OWNER		
Telephone #:	407 765 5730	E-Mail:	JACQUES.CHESTER@CBREALTY.COM		
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) <u>Case# 09-1414</u>	\$ 377,550.00	\$ <u>Ø</u>
Recording Fees	\$ 40.00	\$ <u>Ø</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>Ø</u>
Administrative Fees	\$ _____	\$ <u>Ø</u>
Interest	\$ _____	\$ <u>Ø</u>
Penalties	\$ _____	\$ <u>Ø</u>
TOTAL AMOUNT	\$ 377,590.00	\$ <u>Ø</u>

9-20-23

JACQUES CHESTER

Signature of Owner or Representative Date Printed Name



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 409 CEDAR PL

Parcel ID #: 2403 705 0135 000 2

Property Owner: CEDAR PLACE LLC

Mailing Address: ~~100~~ 10570 S US #1 STE 300 PORT ST LUCIE 34952

Telephone #: 407 765 5730 Cell Phone #: _____

E-Mail Address: JACQUES, CHESTER@CBREALTY.COM

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LEDAR PLACE LLC/JACQUES CHESTER, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

REMOVE ALL LIENS AND GIVE 18 MONTHS TO REMEDY ALL OF THE VIOLATIONS ATTACHED TO THE SUBJECT PROPERTY. WORK RELATED PERMITS MUST BE PULLED WITHIN 60 DAYS OF THE HEARING. NEW OWNER WILL REAPPEAR IN FRONT OF THE SPECIAL MAGISTRATE EVERY 6 MONTH TO SHOW PROGRESS.

PLEASE INITIAL:

JL

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.

JL

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: *JL*

Date: 9-20-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>9/25/23</u>	<i>Att of CM recorded</i>
OWNERSHIP INFORMATION:		
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy	YES / NO
REDUCTION TYPE:		
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: <u>11/1/2023 1:30pm</u>	<i>COMPLETED.</i>

DENIED. PER RULE 15 NO RFR MAY BE ACCEPTED UNTIL ALL VIOLATIONS ARE COMPLETED.

Sunbelt Title Agency
Prepared by and Return to:

Rosa Ghent
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1740523-06735

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 7th day of August, 2023 by CEPHUS W. CRUICKSHANK a/k/a CEPHUS CRUICKSHANK, A Married Man, hereinafter called the Grantor, to CEDAR PLACE LLC, A Florida Limited Liability Company, whose post office address is: 10570 S. US Highway 1, Suite 300, Port St. Lucie, FL 34952, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in St. Lucie County, Florida, viz:

Lots 10 and 12, Block 16-K, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, according to the plat thereof, recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, Florida. (As to 409 Cedar Place)

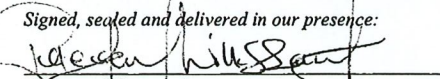
Parcel Identification Number: 2403-705-0135-000/2

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: INQUEL LOUSSANT

CWC SA By CWC JA
CEPHUS W. CRUICKSHANK by CEPHUS
CRUICKSHANK, his Attorney-in-Fact
2312 N. 44th Street
Fort Pierce, FL 34946


Witness: (Signature)
Print Name: ROSA GHENT

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 7th day of August, 2023, by CEPHUS CRUICKSHANK, who: [] is personally known to me or [] produced FL DL as identification.


NOTARY PUBLIC (signature)
Print Name: Rosa Ghent
My Commission Expires:
Stamp/Seal:



RESA GHENT
Commission # HH 002088
Expires July 22, 2024
Bonded thru Budget Notary Services



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 09-1414

Violator: CEPHUS W
CRUICKSHANK

Address: 409 CEDAR PL

1.) The gravity or seriousness of the violation	Major
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Replaced siding, removed shed, deteriorated exterior surfaces, and other residential structures
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	N/A
3.) The length of time necessary to bring the property into compliance	11 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	At least 17
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 17
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	Multiple

Information

SUBJECT:

11-1369 CE	525 N 16th St	Horatio Lewis	Peggy Arraiz
------------	---------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	February 02, 2012	Type of Presentation:	Lien Reduction
-----------------	-------------------	-----------------------	----------------

OWNER:

VIOLATOR: Horatio Lewis 1720 SE Linpark CT Port St Lucie, FL 34952	
---	--

VIOLATIONS:

Section 22-187 (13) Landscape Maintenance

FINDINGS/CASE FOLLOW-UP:

On December 07, 2011, Special Magistrate Blandino found the owner in violation and provided 10 days to comply or be fined \$100 daily.

REDUCTION CRITERIA:

January 04, 2012 - Affidavit on Noncompliance issued. Fines started.

July 11, 2012 - Affidavit of Compliance issued (City vendor mowed lot). Fines stopped.

October 23, 2012 - A notice was sent to the owner advising of the fines and their right to a hearing.

January 15, 2013 - Order Assessing Fine and Imposing Lien was signed by the Special Magistrate.

January 17, 2013 - A copy of the lien and notice of the lien was sent to the owner.

February 3, 2014 - A second notice of the lien was sent to the owner.

December 5, 2022 - Property was sold at a tax deed auction. Property was purchased by Mr. Horatio Lewis for \$15,000.00.

July 24, 2023 - Excess tax sale proceeds were received by the City in the amount of \$10,894.05. All proceeds were applied to past due lot clearing charges. Funds were not available to apply to the code enforcement lien.

September 28, 2023 - Request for Reduction received

Balance as of 10/23/23: \$8,055.95

RECOMMENDATION:

Based upon a review of the file and the information submitted by the requestor, staff does not find sufficient cause to reduce the lien below the authorized amount of \$5,000.00.

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/26/2023

Started On: 10/23/2023 02:30 PM

Property Identification

Site Address: 525 N 16th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-122-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 20914
Map ID: 24/09N
Zoning: Medium Den

Ownership

Horatio Lewis
1720 SE Linpark CT
Port St Lucie, FL 34952

Legal Description

9 35 40 E 152.1 FT OF S 45.23 FT OF N 150 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4

Current Values

Just/Market Value: \$16,200
Assessed Value: \$16,200
Exemptions: \$0
Taxable Value: \$16,200

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.16
Land Size (SF): 6,937

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)



RECEIVED

SEP 28 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

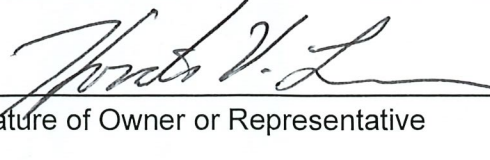
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/27/23		
Property address:	525 N 16 th St		
Owner(s) of record:	Horatio Lewis		
Mailing address:	1598 SW AVENUE ST P.S. L, FL 34983		
Property tax ID #:	2409-122-0001-000-3		
Original purchase date:	MAY 02, 22	Original purchase price:	15,000.00
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	1	Relationship to owner(s)	self
Telephone #:	772-626-6642	E-Mail:	2TALLPO473@GMAIL.COM
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) Case# 11-1369	\$ 8,035.95	
Recording Fees	\$ 20.00	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 8,055.95	\$ 100.00


09-28-23
HORATIO LEWIS

Signature of Owner or Representative Date Printed Name



RECEIVED

SEP 28 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/27/23				
Property address:	525 N 16 th St				
Owner(s) of record:	Horatio Lewis				
Mailing address:	1598 SW AVEN ST P.S.L, FL 34983				
Property tax ID #:	2409-122-0001-000-3				
Original purchase date:	MAY 02, 22	Original purchase price:	\$15,000.00		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	1		Relationship to owner(s)	Self	
Telephone #:	772-626-6642		E-Mail:	JTAURAY73@Gmail.com	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement			<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 3,790.51	
Administrative Fees	\$ 2,500.00	
Interest	\$ 1,117.51	
Penalties	\$ 186.25	
TOTAL AMOUNT	\$ 7,594.27	\$2,500.00


09-28-23
HORATIO LEWIS
 Signature of Owner or Representative Date Printed Name



RECEIVED

SEP 28 2023

CITY OF FORT PIERCE
 COMMUNITY RESPONSE
 Code Enforcement &
 Animal Control

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 525 N 16th ST
 Parcel ID #: 240912200010003
 Property Owner: HORATIO LEWIS
 Mailing Address: 1598 SW AVENS ST P.S.L FL 34988
 Telephone #: 772-626-6642 Cell Phone #: 772-626-6642
 E-Mail Address: 2TALLRAY73@gmail.com
 Number of Applications: 2

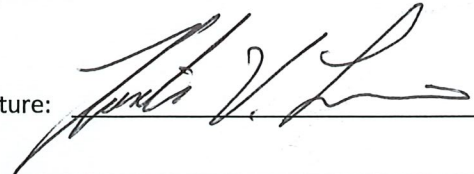
REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, HORATIO LEWIS, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The city is making customer paid for liens that are 20 years old. I have another property that I had to paid 20 year old tax liens on. 700 N 19th ST. 2404-713-0016-000-0. Also ~~to~~ ~~from~~ there where funds that were moved around after getting a email on Sept. 18, 2023 for 525 N 16th ST

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 09-28-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>10/12/2023</u>
OWNERSHIP INFORMATION:	<u>Schedule for hearing</u>
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>1</u>
	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: <u>11/1/2023</u>

Tax Deed File No. 21-380
Property Identification No. 2409-122-0001-000/3
Original Owners of Record: CHRISTIAN DIRKES

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5130219 12/08/2022 11:55:22 AM
OR BOOK 4924 PAGE 771 - 771 Doc Type: TXDEED
RECORDING:

TAX DEED

Doc Stamp: \$105.00

State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2014/2027** issued on **6/1/14**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **5th day of December, 2022**, offered for sale as required by law for cash to the highest bidder and was sold to **HORATIO LEWIS** whose address is **1720 SE LINPARK COURT PORT ST LUCIE, FL 34952**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **5th day of DECEMBER, 2022**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$15,000.00) FIFTEEN THOUSAND DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

9 35 40 E.152.1 FT OF S 45.23 FT OF N 150 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 (OR 2155-2426)



Witness:

J. Buck
JULIANNE BUCK
Vera Smith
VERA SMITH

Sh. Mangalsingh
SHARON MANGALSINGH, Deputy Clerk
MICHELLE R. MILLER, Clerk of the Circuit Court
ST. LUCIE COUNTY, Florida

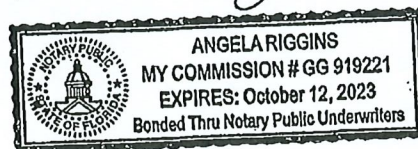
State of Florida

ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of physical presence or online notarization on this **8th day of DECEMBER, 2022**.

Witness my hand and office seal date aforesaid.

Angela Riggins
ANGELA RIGGINS, Notary Public





LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 11-1369

Violator: HORATIO LEWIS

Address: 525 N 16TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Cut by vendor
3.) The length of time necessary to bring the property into compliance	6 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	25+ Lot Clearings, 8 Code Enforcement violations – all complied
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None

Special Magistrate Hearing
Meeting Date: 11/01/2023

7. D.

Information

SUBJECT:

Multiple LC	525 N 16th St	Horatio Lewis	Peggy Arraiz
-------------	---------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	Multiple	Type of Presentation:	Lien Reduction
-----------------	----------	-----------------------	----------------

OWNER:

VIOLATOR: Horatio Lewis 1720 SE Linpark CT Port St Lucie, FL 34952	
---	--

VIOLATIONS:

Multiple lot clearing liens

FINDINGS/CASE FOLLOW-UP:

LIEN TYPE: Lot Clearing	AMOUNT DUE	APPLICANT REQUEST	STAFF RECOMMENDATION
CITY INCURRED FEES	\$3,790.51	\$2,500.00	\$3,790.51
ADMINISTRATIVE FEES	\$2,500.00		\$0.00
INTEREST	\$1,117.51		\$0.00
PENALTIES	\$186.25		\$0.00
SM HEARING FEE	\$250.00		\$250.00
TOTAL DUE	\$7,844.27	\$2,500.00	\$4,040.51

REDUCTION CRITERIA:

September 28, 2023 - Request for Reduction received

RECOMMENDATION:

Staff recommends reducing the lien to \$5,942.39, to cover the hard costs, administration fees, interest, penalties and hearing fee.

Attachments

Property Card

Request
LC Lien Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/23/2023

Started On: 10/23/2023 02:30 PM

Property Identification

Site Address: 525 N 16th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-122-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 20914
Map ID: 24/09N
Zoning: Medium Den

Ownership

Horatio Lewis
1720 SE Linpark CT
Port St Lucie, FL 34952

Legal Description

9 35 40 E 152.1 FT OF S 45.23 FT OF N 150 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4

Current Values

Just/Market Value: \$16,200
Assessed Value: \$16,200
Exemptions: \$0
Taxable Value: \$16,200

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.16
Land Size (SF): 6,937

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



RECEIVED

SEP 28 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

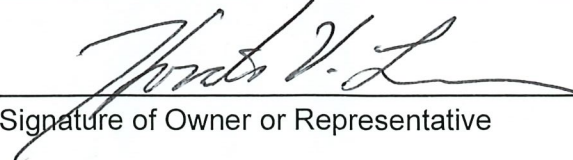
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/27/23		
Property address:	525 N 16 th St		
Owner(s) of record:	Horatio Lewis		
Mailing address:	1598 SW AVENUE ST P.S.L, FL 34983		
Property tax ID #:	2409-122-0001-000-3		
Original purchase date:	MAY 02, 22	Original purchase price:	15,000. ⁰⁰
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	1	Relationship to owner(s)	self
Telephone #:	772-626-6642	E-Mail:	2TALLPO473@GMAIL.COM
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) Case# 11-1369	\$ 8,035.95	
Recording Fees	\$ 20.00	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 8,055.95	\$ 100.00


09-28-23
HORATIO LEWIS

Signature of Owner or Representative Date Printed Name




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	9/27/23			
Property address:	525 N 16 th St			
Owner(s) of record:	Horatio Lewis			
Mailing address:	1598 SW AVEN ST P.S.L, FL 34983			
Property tax ID #:	2409-122-0001-000-3			
Original purchase date:	MAY 02, 22	Original purchase price:	\$15,000.00	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	1		Relationship to owner(s)	Self
Telephone #:	772-626-6642		E-Mail:	JTALRAY73@Gmail.com
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 3,790.51	
Administrative Fees	\$ 2,500.00	
Interest	\$ 1,117.51	
Penalties	\$ 186.25	
TOTAL AMOUNT	\$ 7,594.27	\$2,500.00


09-28-23
HORATIO LEWIS
 Signature of Owner or Representative Date Printed Name



RECEIVED

SEP 28 2023

CITY OF FORT PIERCE
 COMMUNITY RESPONSE
 Code Enforcement &
 Animal Control

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 525 N 16th ST
 Parcel ID #: 240912200010003
 Property Owner: HORATIO LEWIS
 Mailing Address: 1598 SW AVENS ST P.S.L FL 34988
 Telephone #: 772-626-6642 Cell Phone #: 772-626-6642
 E-Mail Address: 2TALLRAY73@Gmail.COM
 Number of Applications: 2

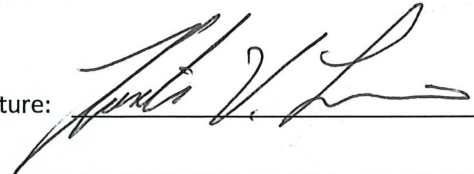
REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, HORATIO LEWIS, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The city is making customer paid for liens that are 20 years old. I have another property that I had to paid 20 year old tax liens on. 700 N 19th ST. 2404-713-0016-000-0. Also ~~to~~ ~~from~~ there where funds that were moved around after getting a email on Sept. 18, 2023 for 525 N 16th ST

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 09-28-23

FOR OFFICE USE ONLY:		RECEIVED DATE: <u>10/2/2023</u>
OWNERSHIP INFORMATION:		
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy	YES / NO
REDUCTION TYPE:		
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>1</u>	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: <u>11/1/2023</u>	

Schedule for hearing

Tax Deed File No. 21-380
Property Identification No. 2409-122-0001-000/3
Original Owners of Record: CHRISTIAN DIRKES

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5130219 12/08/2022 11:55:22 AM
OR BOOK 4924 PAGE 771 - 771 Doc Type: TXDEED
RECORDING:

TAX DEED

Doc Stamp: \$105.00

State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2014/2027** issued on **6/1/14**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **5th day of December, 2022**, offered for sale as required by law for cash to the highest bidder and was sold to **HORATIO LEWIS** whose address is **1720 SE LINPARK COURT PORT ST LUCIE, FL 34952**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **5th day of DECEMBER, 2022**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$15,000.00) FIFTEEN THOUSAND DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

9 35 40 E.152.1 FT OF S 45.23 FT OF N 150 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 (OR 2155-2426)



Witness:

J. Buck
JULIANNE BUCK
Vera Smith
VERA SMITH

Sh. Mangalsingh
SHARON MANGALSINGH, Deputy Clerk
MICHELLE R. MILLER, Clerk of the Circuit Court
ST. LUCIE COUNTY, Florida

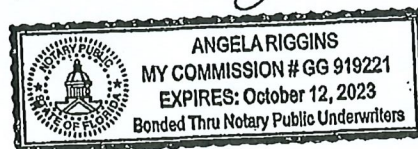
State of Florida

ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of physical presence or online notarization on this **8th day of DECEMBER, 2022**.

Witness my hand and office seal date aforesaid.

Angela Riggins
ANGELA RIGGINS, Notary Public





LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: Multiple
LC cases

Violator: HORATIO LEWIS

Address: 525 N 16TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Cut by vendor
3.) The length of time necessary to bring the property into compliance	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	25+ Lot Clearings, 8 Code Enforcement violations – all complied
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None